

HOA Board Meeting Minutes
January 21, 2026

- I. **Call to order: 6:00 PM** – Board Members in attendance; Rob Graf, Cindy Sanders, Marcus Jackson, Bruce Kannenberg, Vicki Ennesser (Zaran Sayre)
- II. **Approval of Minutes:** Meeting minutes from December 17, 2025, Board meeting was approved.
- III. **Homeowners Forum:** No homeowners, other than board members were present.
- IV. **Treasurer's Report (Prepared by Mike Hoefel).** Detailed report provided to Board members prior to the meeting.
 - a. An \$80,000 CD was purchased in December from Mechanics Bank for the Ridge HOA. Ridge HOA funds were combined and used to purchase the CD from the following sources:
 - Mechanics Bank MM for \$53,443.92
 - Transfer draw from the US Bank checking for \$15,000
 - b. Transfer draw from US Bank Savings for \$11,556.08.
The cash balance as reported by Z-S in a US Bank checking account, is \$73,321. We still have approximately \$16k in HOA dues to be paid on or before January 31st.
 - c. In March, we hope to move another \$20k to the CD at Mechanics Bank so where we earn better interest.
- V. **New Business/ Committee Reports**
 - a. **Community Engagements:** Gift cards were delivered to the Christmas Lights Contest winners. Two welcome gift baskets were delivered to new homeowners.
 - b. **Safety and Security:** Nothing to report currently.
 - c. **Sports Court:** The Board previously authorized the purchase of a portable Pickleball net that will reside inside the court. Bruce will acquire the portable net at a cost well under the \$500 authorized amount.

The Board received quotes of \$20k and \$48k to resurface the basketball court, which is not being considered. We will look to obtain more favorable bids.

- d. **Roofing:** Nothing to report currently.
- e. **Architectural and Landscape:** Cindy will set up a meeting with our landscape vendor to discuss/provide feedback on service performance. Cindy will start reaching out now to get bids to paint the Common Fences this summer. Vendors will be asked to pressure wash the fence sections, allow drying time, and then apply a fresh coat of Behr Elephant Skin paint.

The Board still plans to repurpose the dirt we will be moving from the south end of the Big Park to create a berm. We will use a nice quality of mulch for the area of the park in front of the entry to the tennis court where we have just planted new plants and shrubs. We are considering no cost mulch option for other areas of the big park.

A tree in the Pocket Park that is dying. Cindy will get quotes to have it removed.

The Board plans to have the Reserve Study updated in 2027 and a new arborist review in 2028.

VI. Meeting adjourned at 7:00 PM

Next 2 HOA Board Meetings:

- February 25, 2026
- March 18, 2026

Minutes Approved – February 25, 2026



Marcus Jackson, Secretary